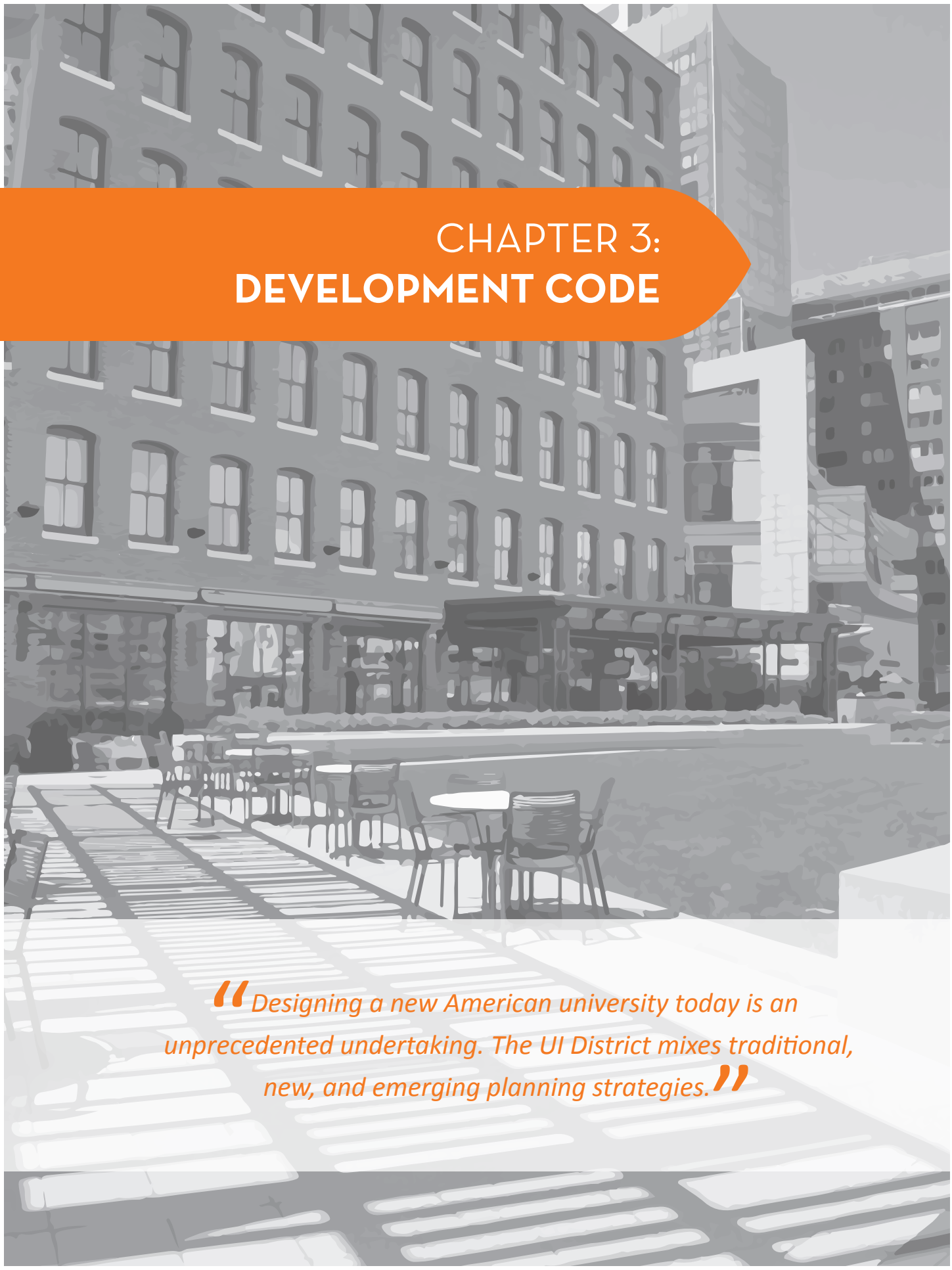
CHAPTER 3:
DEVELOPMENT CODE



"Designing a new American university today is an unprecedented undertaking. The UI District mixes traditional, new, and emerging planning strategies."

The Development Code is intended to serve as a regulatory framework for long-term development of the UI District. The hybrid FBC policy framework is purposefully flexible to enable design and development to respond to evolving academic and industry paradigms of collaboration, integration, and co-location.

The Development Code enables place-based design solutions that focus on the relationship of buildings to streets and common open spaces to support integrated and supportive relationships between academic and industry users. This hybrid FBC format incentivizes progressive development patterns, innovative use of space, and dynamic land use relationships. This Code incorporates all the necessary regulations required by traditional PC District Regulations and serves as the PC District Regulations for the UI District.

3.1. Applicability

The standards and guidelines of this Development Code shall apply to all development within the UI District area. Where the provisions of this Development Code remain silent on an issue, the CVMC shall prevail. The provisions of this Development Code are not intended to abrogate any existing easements, covenants, or other agreements.

All development, modifications, new and temporary land uses within UI District shall comply with all applicable requirements of this Chapter.

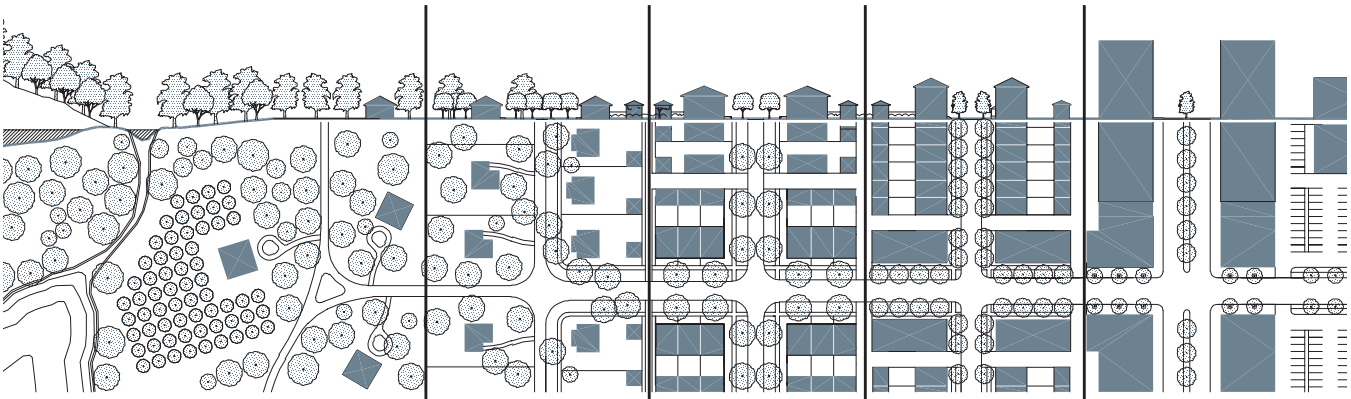


FIGURE 3A: TRANSECT DIAGRAM

3.2. Transect Approach

In form-based planning, the built environment is organized as a range of geographic and development "transects." A key objective of transect-based planning is the creation of integrated environments that are internally coherent with seamless transitions. Successful, integrated environments are based on the selection and arrangement of all the components that contribute to a particular type of environment. Each transect addresses specific components of the human environment that support a well-designed community of people places. Through the transect, planners are able to specify different urban contexts that have the function and intensity appropriate for their location.

This Development Code regulates through Transects (T), Special Districts (SD), and Open Space Sectors (O) to facilitate development by form and intensity rather than by land use.

UI District Transects, Special Districts and Open Space Sectors are calibrated to their geographic location, topography of the site, and the envisioned character of the UI District. Transects are organized to focus intensity in close proximity to Millienia and the Village 9 Town Center fading intensity out toward the naturalized slopes. They also create integrated environments that are internally coherent with seamless transitions. Development is organized into eight transects and special districts and three Open Space Sectors, as listed below in order of descending intensity:

- T-6: District Gateway
- T-5: Urban Core
- T-4: Town Center
- T-3: Campus Commons
- T-2: Campus Vista
- T-1: Future Development
- SD: Lake Blocks
- SD: Flex Overlay
- O-3: Pedestrian Walk
- O-2: Common Open Space
- O-1: Open Space

3.3. Site Utilization by Transect

Figure 3B: Site Utilization Plan By Transect and Table 3A: Site Utilization Development Summary implement the form-based development plan contemplated by the GDP; and establish the maximum development utilization by Transect.

The UI District is strategically designed to focus urban development within the T-6 through T-2 Transects, allowing for development flexibility at low intensities in the T-1 Transects, SD Lake Blocks, and O-2 and O-3 Open Space Sectors. Development square footage, land use percentage, and specific building locations may be altered or transferred between Transects pursuant to Chapter 10: Administration & Implementation of this SPA Plan.

Table 3A: Site Utilization Development Summary

Transect/Area	Acres	Max FAR	Estimated GSF of Development[1]
T-6: District Gateway	20.0	2.0	2,098,000
T-5: Urban Core	25.3	2.5	2,757,700 [2]
T-4: Town Center	33.6	2.0	2,929,900
T-3: Campus Commons	29.0	1.3	1,642,400
T-2: Campus Vista	26.4	0.5	575,600
T-1: Future Development [3]	99.8	0.2	0 [3]
SD: Lake Blocks	5.2	0.2	47,600
O-3: Pedestrian Walk	14.5	0.0	0
O-2: Common Open Space	39.5	0.0	15,000 [4]
O-1: Open Space	41.1	0.0	0
ROW	49.3	0.0	- -
UI District Total	383.8	- -	10,066,200 [1]

(1) Gross Square Footage (GSF) excludes area dedicated to parking and parking structures; see Table 3M: Land Use Ratios for gross square footage limitations by land use category.
(2) The Signature Tower has a maximum GSF assigned and does not have a FAR.
(3) Development is encouraged to be focused in Transects T-2 through T-6; a maximum of 10% of the total developed GSF within the other transects may be permitted here subject to § 3.4.7. T-1: Future Development.
(4) Up to 15,000 GSF is permitted in the Common Open Space for pavilions.

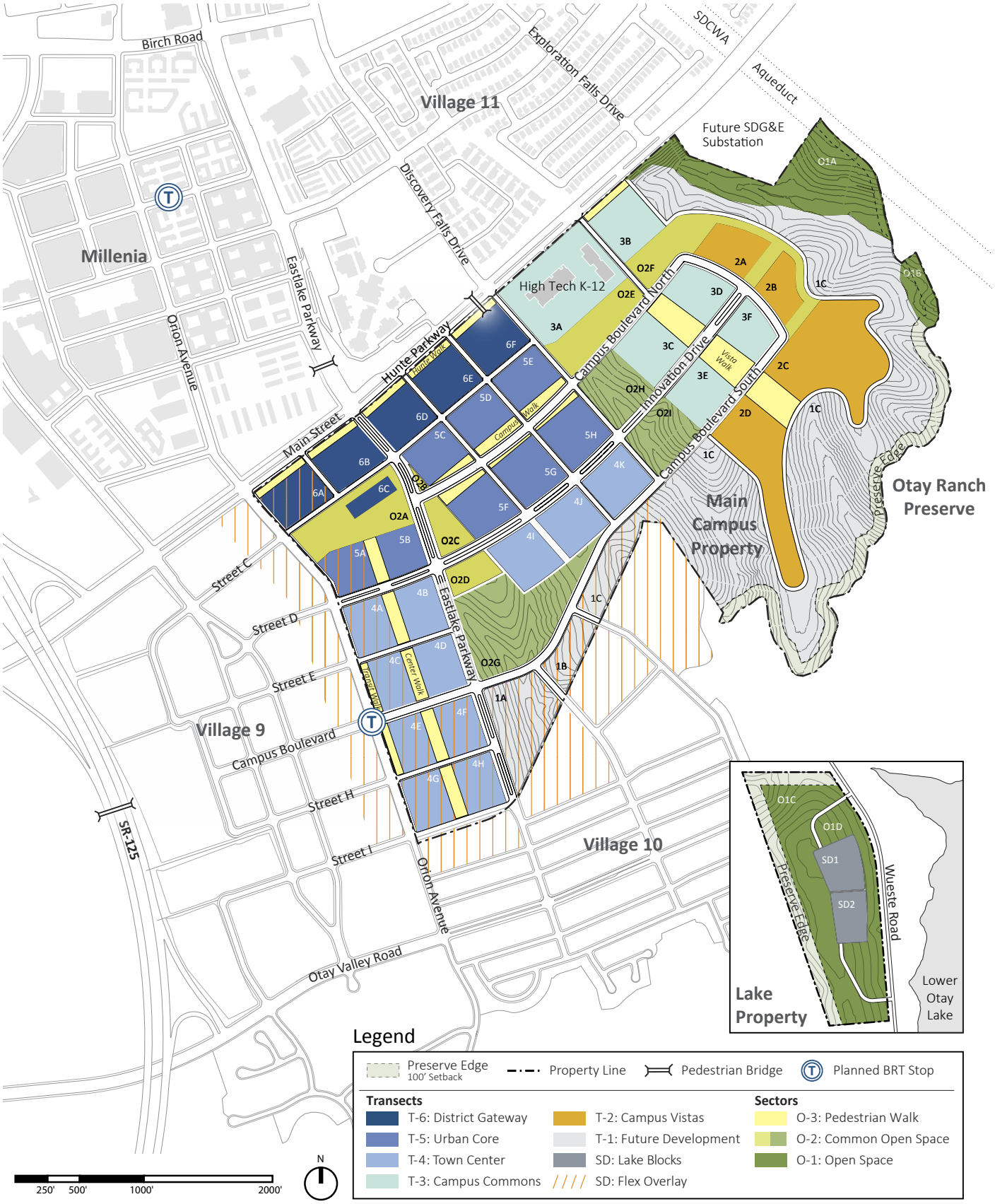


Figure 3B: Site Utilization Plan By Transect

3.4. Regulating Plan

Figure 3C: Regulating Plan, establishes the regulations applied to each parcel within the UI District consistent with the GDP University/RTP goals. The Regulating Plan is a synthesis of development opportunities that respond to the topography and constraints of the site, it promotes an active and urban setting for long-range development, and is designed for flexibility to adapt to evolving development needs of the market and the City. The Regulating Plan shall be used in combination with Table 3A: Site Utilization Development Summary, Table 3M: Land Use Ratios and the permitted land uses established in Table 3N: Permitted Uses.

Each Transect is addressed in further detail on the following pages. Each Transect includes specific standards for the entire Transect, Special District, and Common Open Space Sector and may provide additional standards for specific blocks within the Transect. Descriptions of terms used in each Transect and general regulations that apply to all Transects can be found in § 3.5. Form-Based Regulations Applicable to All Transects.

3.4.1. Development Standards

Development standards regulate key aspects of the user experience and facilitate creative architectural design. The relationship of the built form to the street and pedestrian spaces can be defined by Build-To lines and Streetwall Frontage conditions. This form-based regulation creates immediacy to the built environment as experienced from the street. All internal regulations (building separation standards) shall be governed by the adopted building code. This will allow for flexibility of building patterns and progressive development of new building types and configurations, allowing for the greatest adaptability to integrated development needs and market changes.

Administrative modifications to the standards are permitted subject to CVMC § 19.16 (Exemptions and Modifications) and Chapter 10: Administration & Implementation.

Transect development standards regulate the configuration and placement of buildings notwithstanding the requirements of the FPP (Appendix F).

All standards and guidelines of this SPA Plan foster development consistent with the UI District vision as set forth by Chapter 2: District Vision. Development submittals will be reviewed against the development code, the UI District vision, and the guidelines of Chapter 7: Design Guidelines.

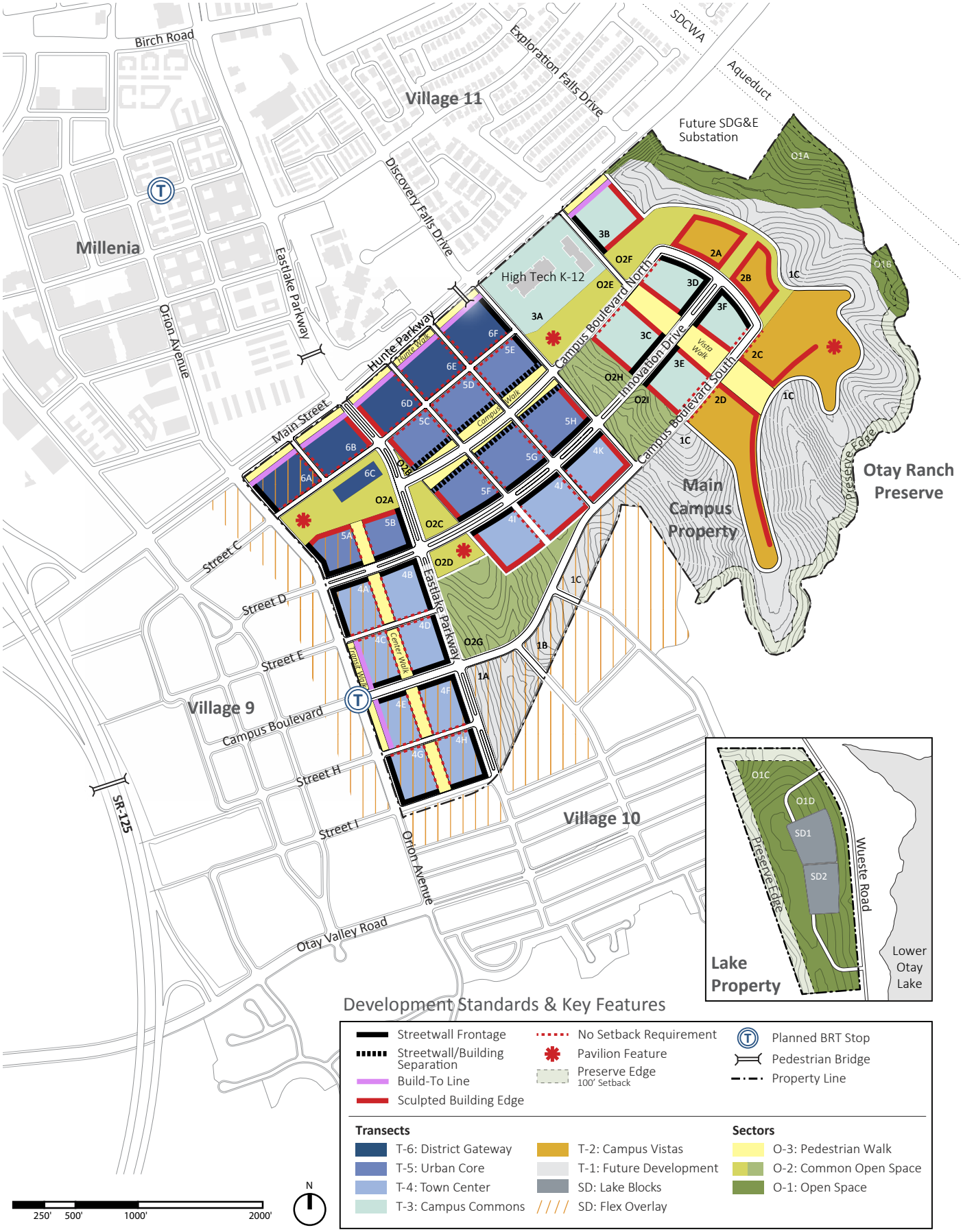
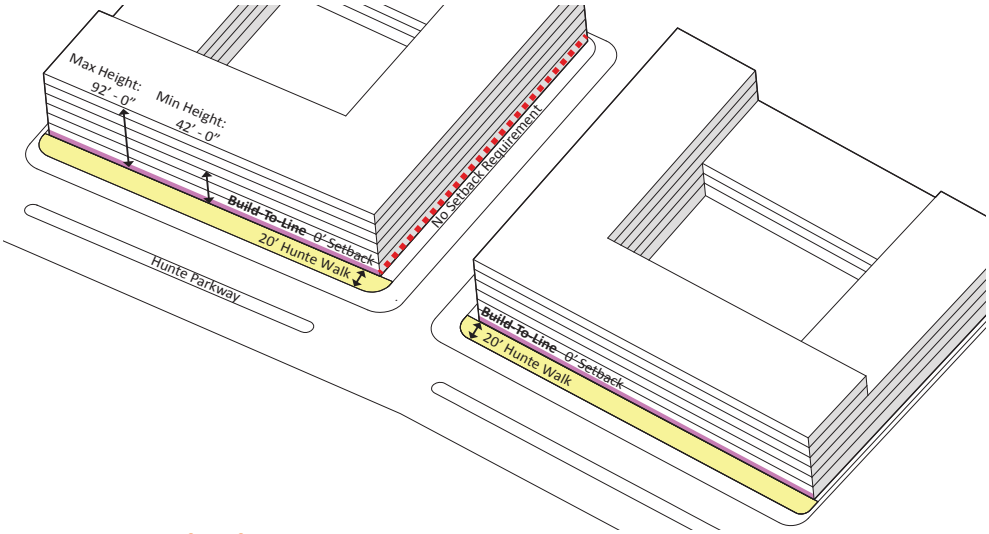


FIGURE 3C: REGULATING PLAN



3.4.2. T-6: District Gateway

T-6 provides a strong urban edge for the UI District, announcing this is a unique place for people to work, learn, and live. Buildings are steback from Eastlake Parkway to create a striking entry to the UI District.

A. Design Intent

T-6 is a major gateway to the UI District, providing the visual and physical entry from Eastlake Parkway and Hunte Parkway/Main Street. Buildings are sited to have a strong, active architectural presence along the street, providing clarity to the UI District edge and strong visual cues illustrating the innovative mixed-use character. Active ground floor uses are sited along the Hunte Walk adjacent to Hunte Parkway. Parking structures are screened or configured below grade.

B. Building Form & Height

Building form is urban in size and scale establishing a Streetwall Frontage of 3 stories minimum along the Build-To line. Block 6C accommodates a "signature tower" that will play a significant placemaking/gateway role for the UI District. This site is a significant pivot point and is highly visible from Eastlake and Hunte Parkways. This tower occupies a strategic seam between several transects and anchors a key public space network with a major plaza opening onto Eastlake Parkway.

C. Streetscape & Pedestrian Realm

Streetscapes are urban and comfortable. The Hunte Walk adjacent to Hunte Parkway provides 20 feet of open space in support of multi-modal activities. Formal street trees provide shade while planting and other streetscape features create a formal arrival statement. Signalized entry points along Hunte Parkway provide convenient access to parking facilities. Eastlake Parkway is activated by a formal entrance statement with median and formal street trees.

Table 3B: T-6 Development Standards

Standard	Requirement
Maximum FAR	2.0
Maximum Development	2,098,000 GSF
Building Height	Minimum: 42 feet Maximum: 92 feet
Required Common Open Space	None
Setbacks	
Hunte Walk Build-To Line	0 feet building 55 feet parking
Orion Avenue Streetwall Frontage	0 feet building; 10 feet parking
Local Street Frontage	No requirement
Placemaking Guidelines	
Block 6B	To be setback 50 feet from Eastlake Parkway.
Block 6C	No FAR; Max SF: 500,000 SF Minimum Height: 200 feet Max Height: 250 Feet
Block 6D	To be setback 20 feet from Eastlake Parkway.
SD: Flex Overlay	See § 3.4.9. SD: Flex Overlay

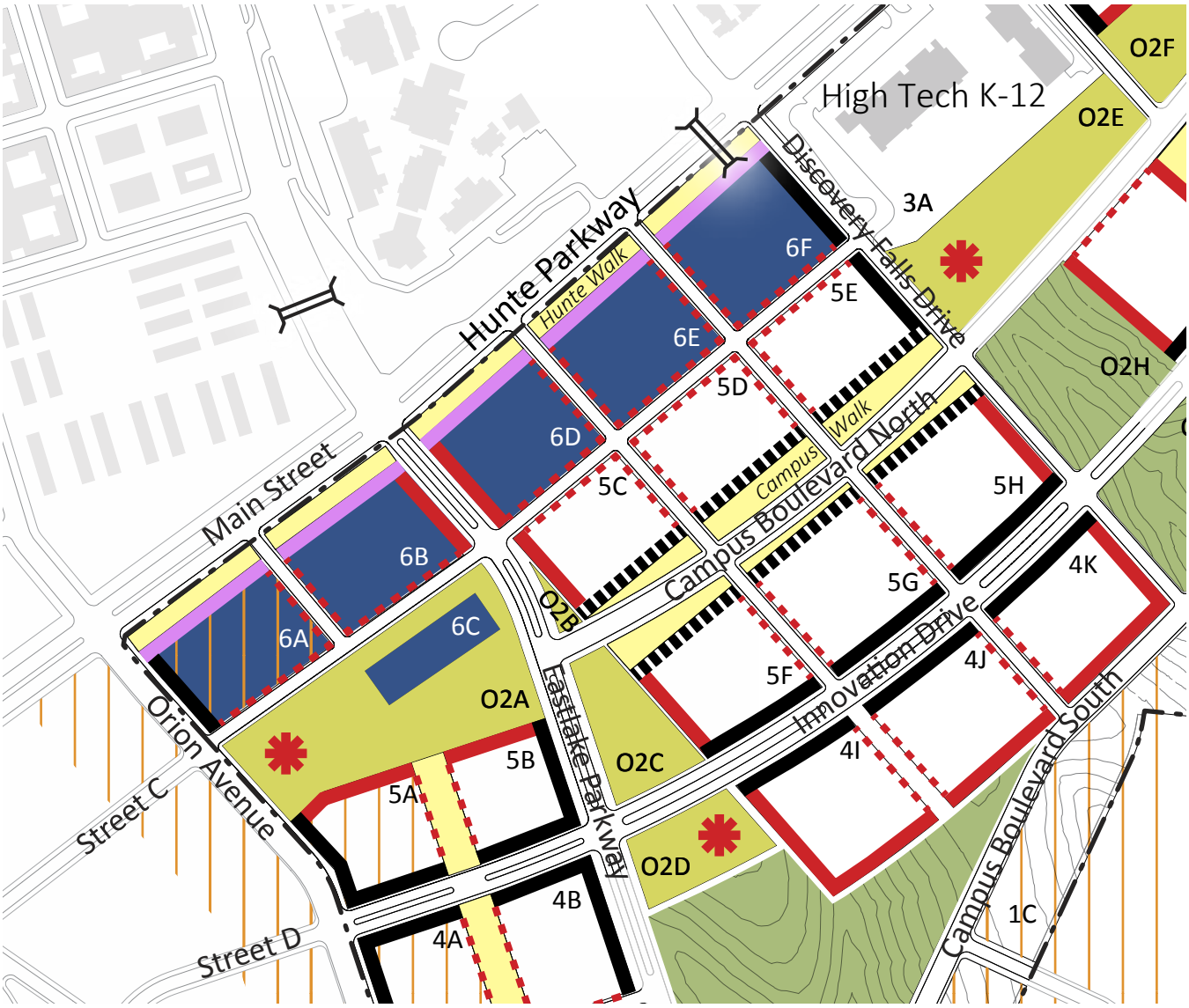
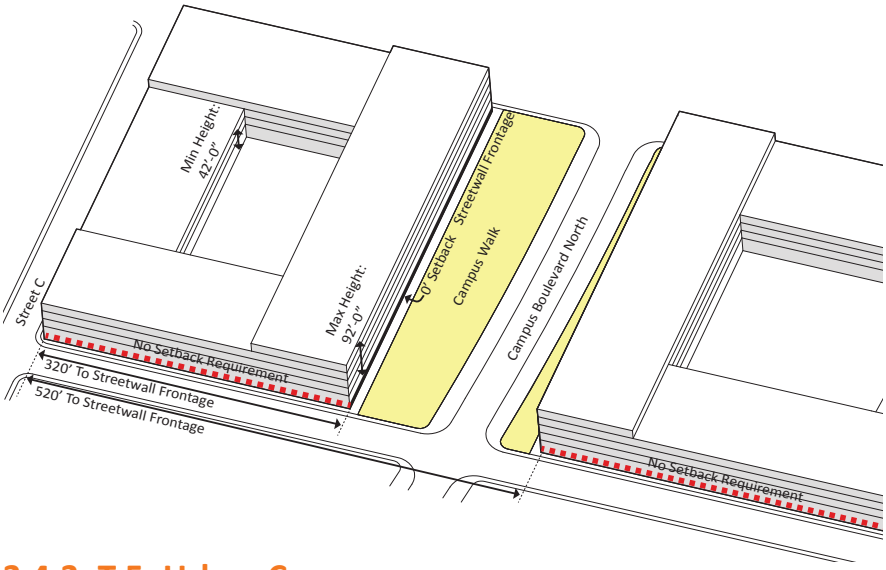


Figure 3D: T-6 District Gateway Regulating Plan



3.4.3. T-5: Urban Core

T-5 is the center of innovation for the UI District, featuring walkable blocks and a central Common Open Space feature—Campus Walk.

A. Design Intent

T-5 development and landscape character are innovative and inspiring. Buildings combine dramatic shapes and forms with innovative materials and construction trends highlighting emerging technology. Lab space, civic services, and common plaza areas provide additional activation along pedestrian realm spaces.

B. Building Form

Buildings are varied in size, shape, and design providing strong framing for the Campus Walk and Innovation Drive.

C. Streetscape & Pedestrian Realm

Streetscapes are interactive multi-modal spaces with a strong relationship between the street, landscape, architecture, and gathering spaces. Wayfinding between Managed Parking Areas and T-5 buildings are clear and direct. Formal street trees and formal lawns are accented with celebratory banners and demonstration projects. Space is allocated for multi-modal facilities such as bike- and car-share, and contemplative resting spaces.

Table 3C: T-5 Development Standards

Standard	Requirement
Maximum FAR	2.5
Maximum Development	2,757,700 GSF
Building Height	Minimum: 42 feet Maximum: 92 feet
Required Common Open Space	None
Setbacks	
Campus Boulevard North Building Separation	200 feet building separation; Northern edge: 320 feet from Street C; Southern edge: 520 feet from Street C
Eastlake Parkway, Innovation Drive & Orion Avenue Streetwall Frontage	0 feet to building
Local Street Frontage	No requirement
Common Open Space	Sculpted building edge
Placemaking Guidelines	
Campus Walk	See § 3.4.10. O-3: Pedestrian Walks
Innovation Drive	See § 4.5.9. Innovation Drive
Local Street	See § 4.5.10. Local Streets

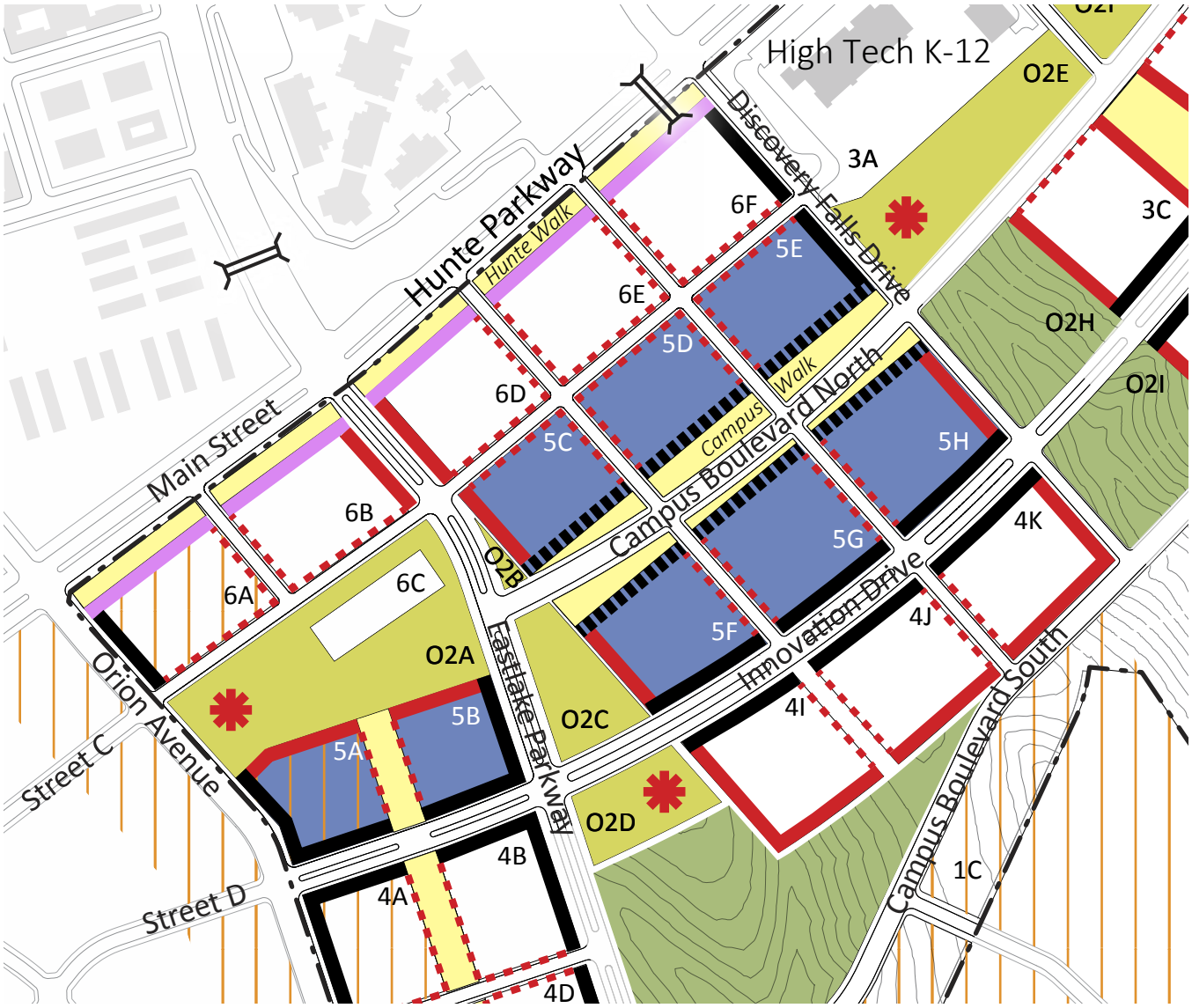
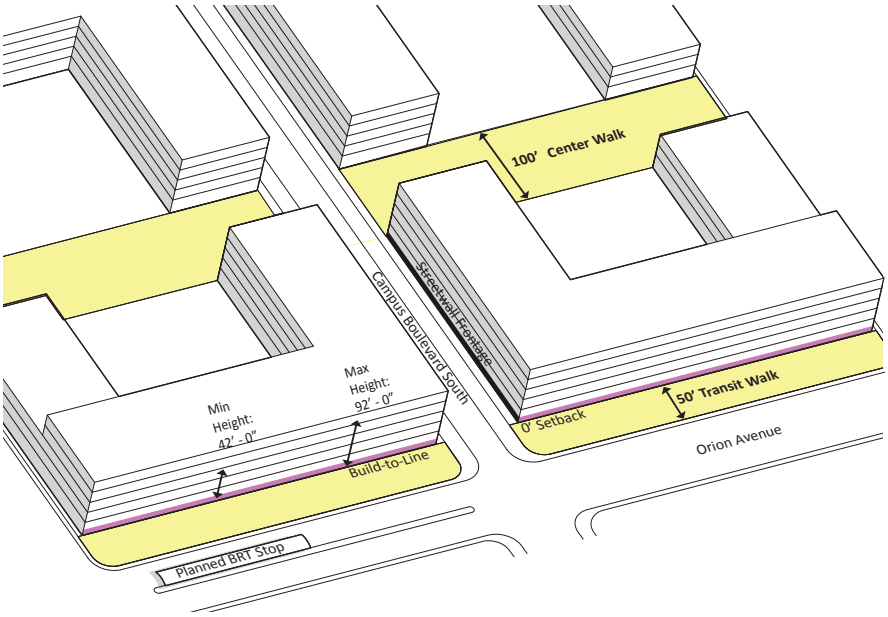


Figure 3E: T-5 Urban Core Regulating Plan



3.4.4. T-4: Town Center

T-4 is a campus-oriented mixed-use town center that builds on the "Main Street" feel of the adjacent Village 9 Town Center.

A. Design Intent

T-4 is the pedestrian and multi-modal entry to the District, creating a large interface with the Village 9 neighborhood. Buildings are scaled to reflect a walkable, pedestrian-oriented setting with a high degree of building design, variation, and visual interest. Active ground floor uses are sited along Orion Avenue with buildings framing the interior 100-foot wide Center Walk in the center of the Transect adjacent to the 50-foot wide Transit Walk.

B. Building Form

Buildings are pedestrian-scaled creating a two- to three-story Streetwall Frontage along Orion Avenue; upper stories step back. Adjacent to the Transit Walk is a Build-To line to frame the Transit Hub. Design and siting of buildings interact with the pedestrian realm creating strong connections between outdoor space and the built form.

C. Streetscape & Pedestrian Realm

Streetscapes are multi-modal and comfortable for all users. The Transit Walk surrounds the Transit Hub as a dynamic linear open space feature. Street trees provide shade while street furniture provides bicycle parking, seating and gathering opportunities. Campus Boulevard South frontage shall be at the Build-To line with ample opportunities for active uses, plazas, and connections to Center Walk.

Table 3D: T-4 Development Standards

Standard	Requirement
Maximum FAR	2.0
Maximum Development	2,929,900 GSF
Building Height	Minimum: 42 feet Maximum: 92 feet
Minimum Common Open Space	None
Setbacks	
Orion Avenue Streetwall Frontage	0 feet to building
Transit Walk Build-To Line	0 feet to building
Eastlake Parkway Streetwall Frontage	0 feet to building
Campus Boulevard Streetwall Frontage	0 feet to building
Local Street Frontage	No requirement
Setback to Parking Lot	10 feet; landscape or architectural buffer required.
Placemaking Guidelines	
Transit Walk	See § 3.4.10. O-3: Pedestrian Walks
Center Walk	
SD: Flex Overlay	See § 3.4.9. SD: Flex Overlay
Local Street	See § 4.5.10. Local Streets

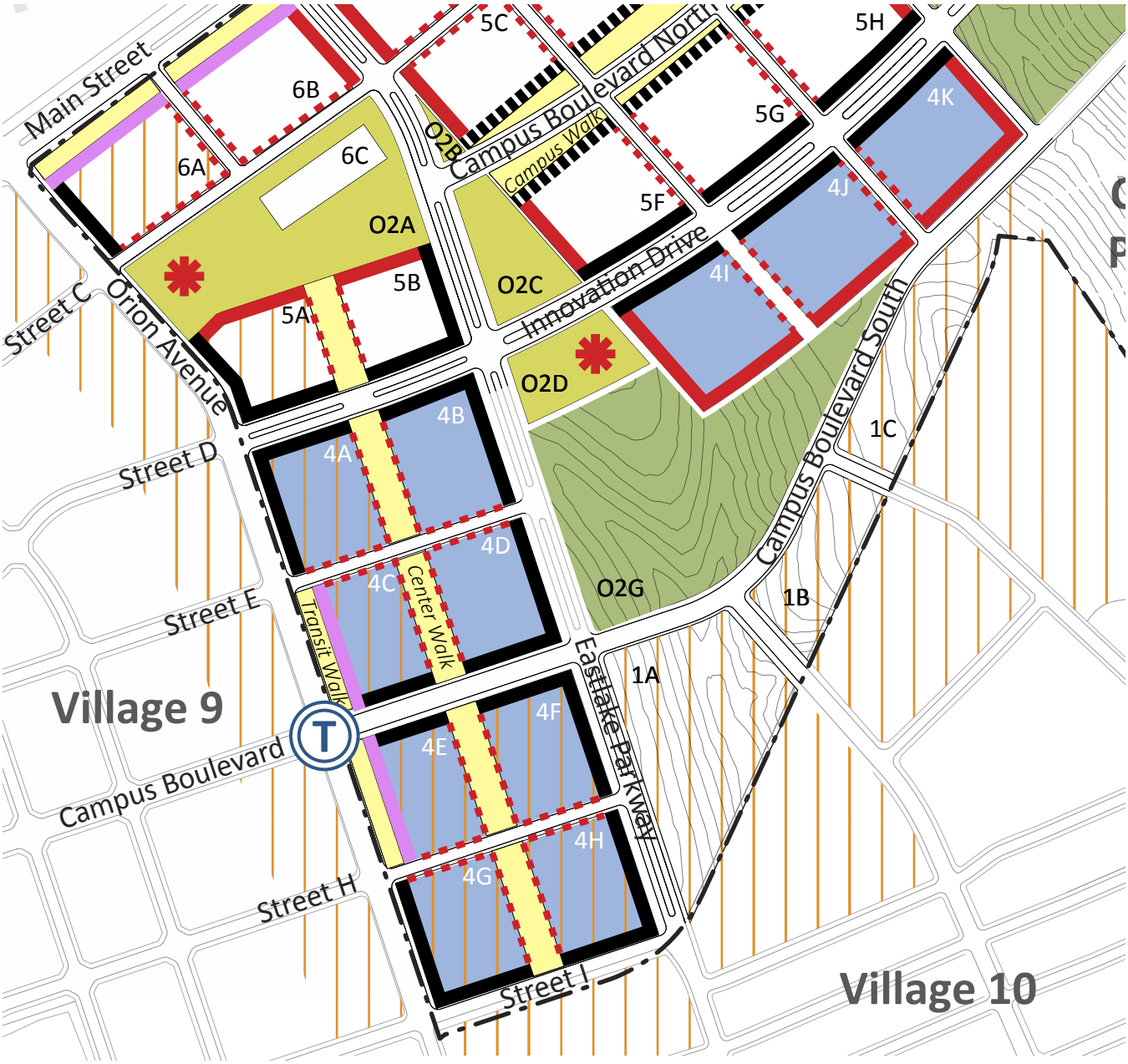
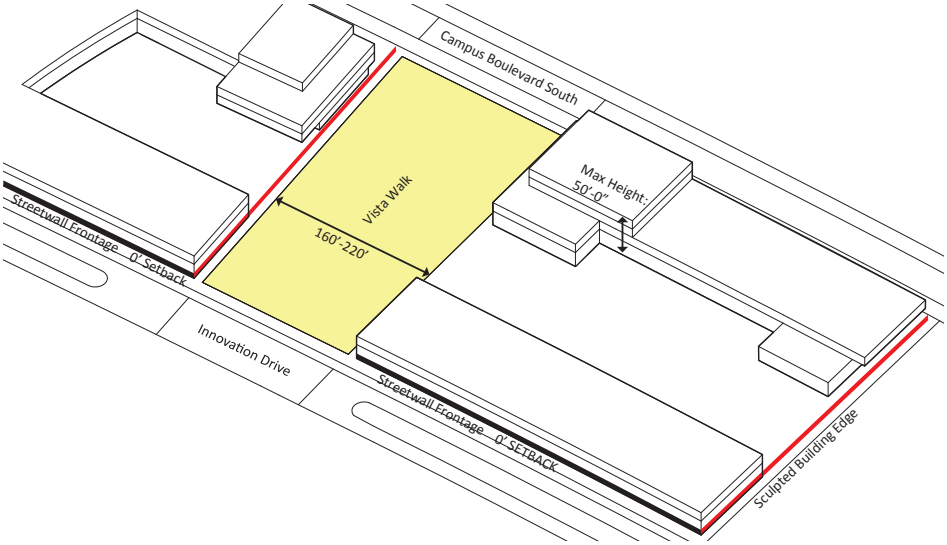


FIGURE 3F: T-4 TOWN CENTER REGULATING PLAN



3.4.5. T-3: Campus Commons

T-3 provides a campus-like setting focused around the Vista Walk. Intensity is lower here as topography begins to taper down into the open space.

A. Design Intent

T-3 built and landscape character are more naturalized and low-slung than the higher Transects. A campus-style layout focuses a series of building around the Vista Walk. Lower density character and scale define this Transect. Views to the Otay Ranch Preserve are dramatic and design shall consider capturing and maintaining viewsheds.

B. Building Form

Buildings are designed as signature pieces integrated with sculptural outdoor spaces. The built environment will have a large degree of massing variation that frames the Vista Walk and the viewshed to the south. Adjacency to landscape canyon areas and building silhouettes is a key consideration as viewed north into the Transect from the Otay Ranch Preserve. Building sites 3C and 3E are significant focal points as they serve as entry points to the eastern side of the UI District and overlook a dramatic canyon. Special attention must be paid to these facades which are designated as a Sculpted Building Edge.

C. Streetscape & Pedestrian Realm

Streetscapes utilize orientation and landscaping to increase the drama of the views to the south. Maintaining strict setbacks here is less important as buildings have a stronger orientation to the Vista Walk than the street. Thematic street trees and landscape are continued from Innovation Drive. On-street parking and parking lots or structures are strategically located to enhance access to T-3 buildings. If sports facilities are located in the adjacent Common Open Space Sectors, provide clear pedestrian connections and wayfinding to these facilities.

Table 3E: T-3 Development Standards

Standard	Requirement
Maximum FAR	1.3
Maximum Development	1,642,400 GSF
Building Height	Minimum: None Maximum: 50 feet
Minimum Common Open Space	None
Setbacks	
Campus Boulevard South	No requirement
Innovation Drive Streetwall Frontage	0 feet
Vista Walk	0 feet; minimum of 160 to 220 feet building separation across Vista Walk
O-2: Common Open Space	0 feet
Setback to Parking Lot	10 feet; landscape or architectural buffer required.
Placemaking Guidelines	
Vista Walk	See § 3.4.10. O-3: Pedestrian Walks
Innovation Drive	See § 4.5.9. Innovation Drive
O-2: Commons Space	See § 3.4.11. O-2: Common Open Space
Street Frontages	See § 3.5.1. Building Location Conditions

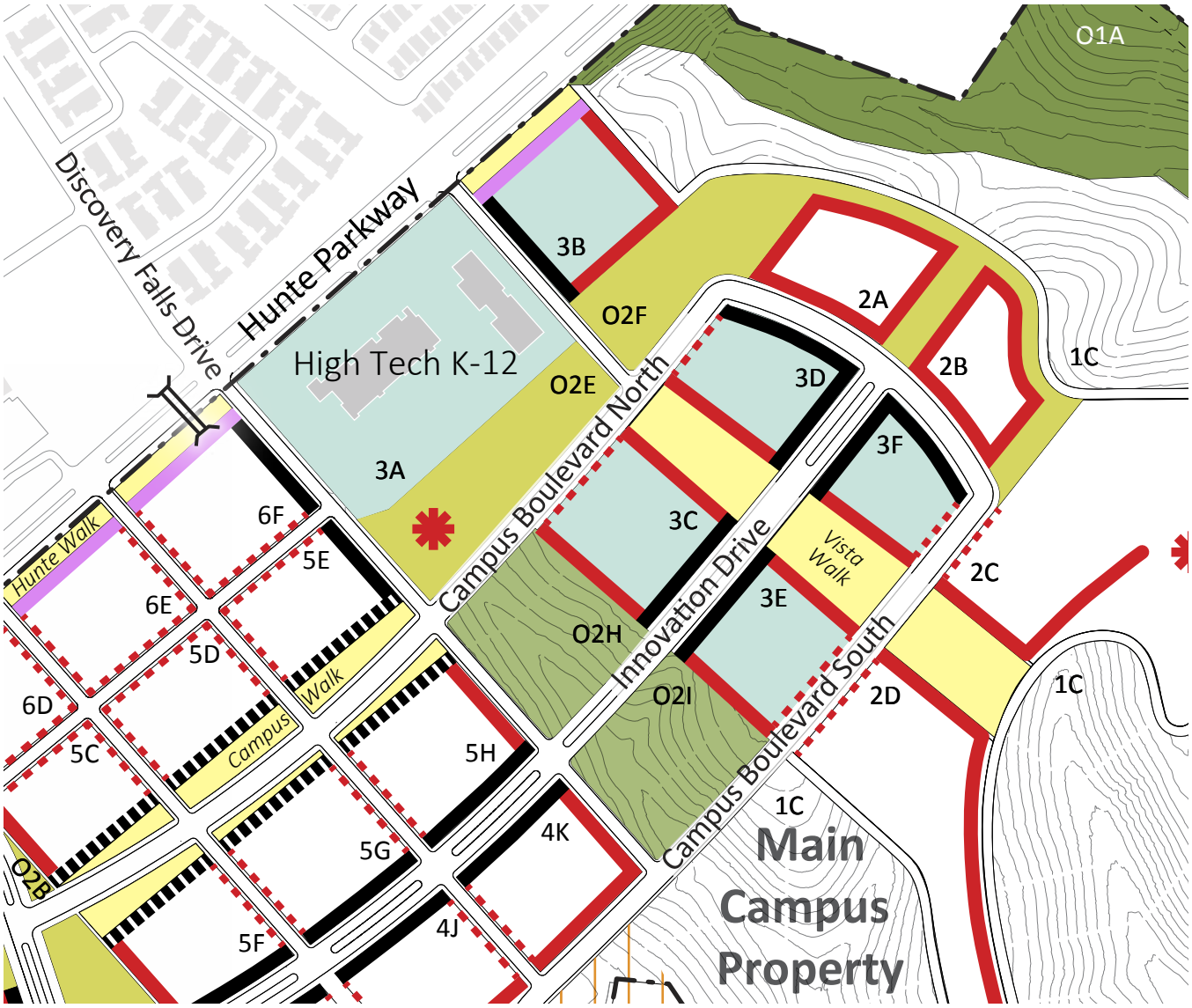


Figure 3G: T-3 Campus Commons Regulating Plan

Source: Ayers Saint Gross

Travel Plaza - Chesapeake House

3.4.6. T-2: Campus Vistas

T-2 is the sculptural edge of the UI District. This innovation or academic campus setting is one of the lowest intensity areas creating a transition from the urban form to the open space beyond. Key consideration factors include topography and thoughtful transitions to naturalized spaces.

A. Design Intent

T-2 buildings and landscape character are integrated with the dramatic topography of the Transect. Light-filled spaces are oriented toward the views to the south or urban views toward the District center. Generous use of windows and transitional spaces allow the buildings and land to function as a unified statement. Art or building pieces located in the Vista Walk anchor the viewshed and provide places to enjoy the natural vistas.

B. Building Form

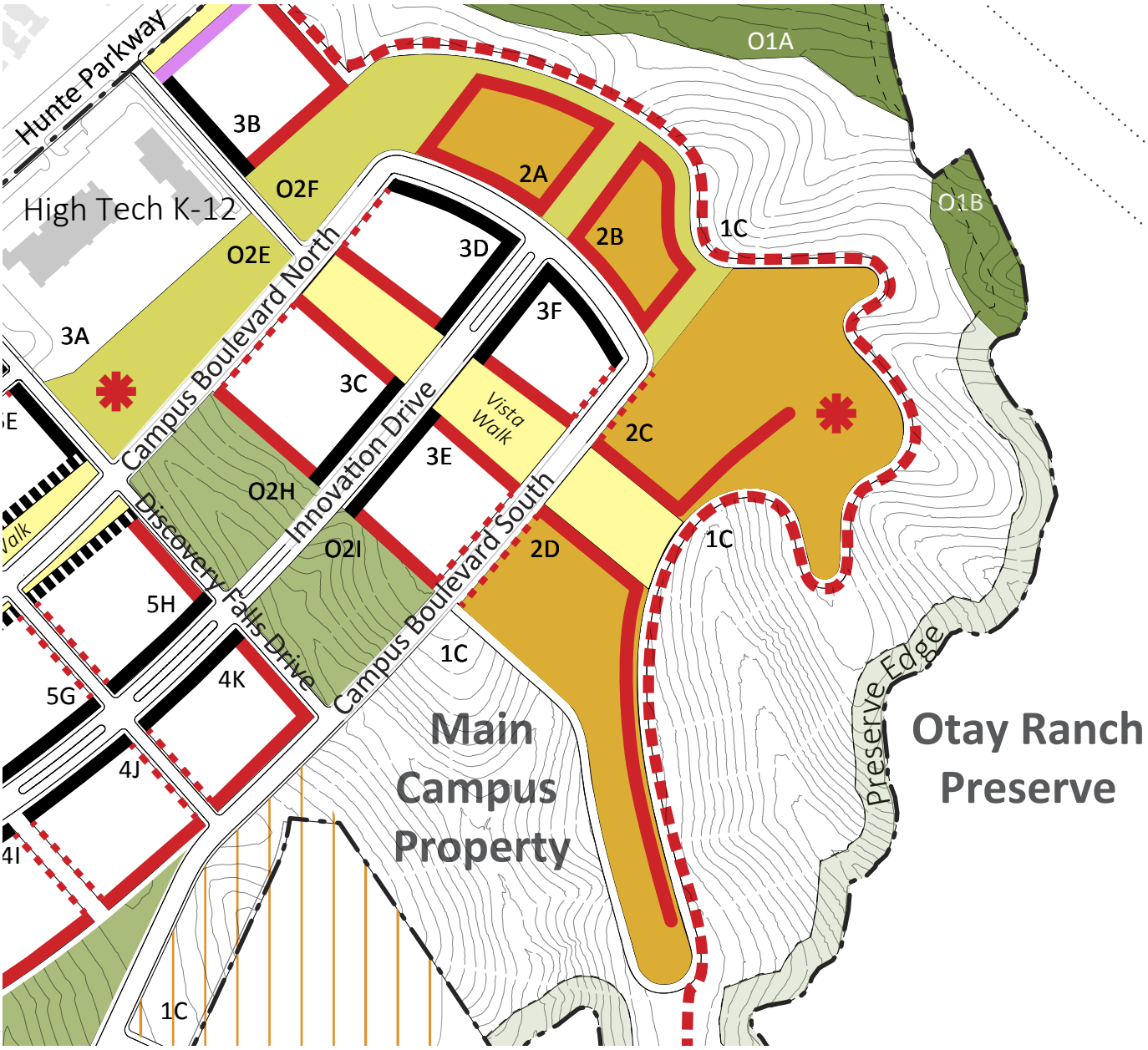
Buildings are designed to work coherently with the topography of the land; slope, access, and view consideration drive design of the built form. Buildings frame the Vista Walk and connect indoor and outdoor spaces. Parking and pedestrian connections to the rest of the UI District shall be carefully located. Buildings are varied in size and shape with a distinctive stepping down toward the Transect edges. Distinctive silhouettes are created to be viewed from Hunte and Eastlake Parkways as well as from Otay Ranch Preserve open space areas.

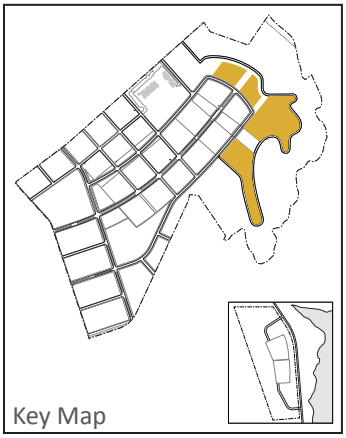
C. Streetscape & Pedestrian Realm

Streetscapes utilize orientation and landscaping to increase the drama of the views to the south. Maintaining strict setbacks here is less important as buildings may have a stronger orientation to the Vista Walk than the street. Thematic street trees and landscape should be continued from Campus Boulevard North and Campus Boulevard South. On-street parking and parking lots or structures should be strategically located to enhance access to T-2 buildings. The Chula Vista greenbelt trail surrounds the Transect and connects to Hunte Parkway.

Table 3F: T-2 Development Standards

Standard	Requirement
Maximum FAR	0.5
Maximum Development	575,600 GSF
Building Height	Minimum: none Maximum: 50 feet
Minimum Common Open Space	None
Setbacks	
Campus Boulevard North & South	No setback
From Trail	10 feet to building
Vista Walk	0 feet; 160 to 220 feet minimum building separation across the Walk
Setback to Parking	15 feet; landscape buffer required
Placemaking Features	
Commons Pedestrian Walk	See § 3.4.10. O-3: Pedestrian Walks
Pavilion	See § 3.4.11. O-2: Common Open Space
Local Street	See § 4.5.10. Local Streets
Block 3E	Provide significant focal point and serve as entry points to the east side of the UI District.





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Development Standards & Key Features

- Streetwall Frontage
- Streetwall/Building Separation
- Build-To Line
- Sculpted Building Edge
- No Setback Requirement
- Pavilion Feature
- Preserve Edge 100' Setback
- Chula Vista Greenbelt
- Planned BRT Stop
- Pedestrian Bridge
- Property Line

Transects

- T-6: District Gateway
- T-5: Urban Core
- T-4: Town Center
- T-3: Campus Commons
- T-2: Campus Vistas
- T-1: Future Development
- SD: Lake Blocks
- SD: Flex Overlay

Sectors

- O-3: Pedestrian Walk
- O-2: Common Open Space
- O-1: Open Space

Figure 3H: T-2 Campus Vista Regulating Plan

3.4.7. T-1: Future Development

T-1 is a transitional and naturalized landscape edge buffering the natural slope and fuel-modification areas. Development will be focused in Transects T-6 through T-2; limited extension of development into this Transect will be permitted based on conditions listed below.

A. Design Intent

T-1 character transitions to a naturalized terrain from the built environment to the expansive open space beyond the UI District.

B. Building Form

Where development occurs, intensity is low and building height serves as stepped transition from the higher-intensity Transects to the open space edges. Buildings are designed to work with the topography of the land. Slope, access, and view consideration drive design of the built form. Provision of services, parking, and pedestrian connections to the rest of the UI District shall be carefully located. Buildings are varied in size and shape. Building silhouettes as viewed from Otay Ranch Preserve open space areas shall be carefully considered.

C. Streetscape & Pedestrian Realm

Buildings shall provide strong orientation toward capturing and framing views. Streetscapes and pedestrian pathways will provide connections to the regional trails network and access to trails in the Otay Ranch Preserve open space. Landscape is naturalized, designed to blend with the dramatic topography.

D. Development Thresholds and Permits

Development may be permitted subject to the ability to make the following findings:

1. Development does not exceed 10% of the maximum development of T-2 through T-6.
2. A minimum of 85% of total GSF has been developed in Transects T-6 through T-2.
3. AND unique findings can be made that better development would occur by utilizing portions of T-1 than would otherwise be achieved in Transects T-6 through T-2.

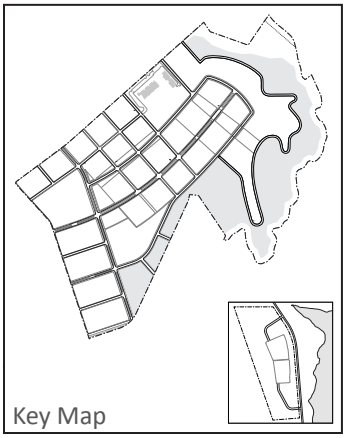
All development within this Transect shall be subject to Design Review and require City Council approval even when development conforms to all established development standards. Fuel modification shall be utilized per the FPP.

A Rural Trail traverses this Transect from the Campus Vista off-site to the Salt Creek Sewer Interceptor/ Greenbelt Trail (refer to § 4.4.2. Planned On-site Pedestrian and Bicycle Circulation Network).

No development is permitted in the Preserve Edge except for trails, fencing, and utilities as described in Appendix D: Preserve Edge.

TABLE 3G: T-1 DEVELOPMENT STANDARDS

Standard	Requirement
Maximum FAR	0.2
Maximum Development	Limited to GSF transferred from another Transect
Building Height	Minimum: none Maximum: 50 feet
Minimum Common Open Space	60% land area for passive or active Common Open Space
Building Setbacks	
Eastlake Parkway	10 feet
Campus Boulevard South	10 feet
T-2 Boundary	10 feet
Otay Ranch Preserve Line	150 feet
Open Space Area	30 feet
Preserve Edge	50 feet
Parking	Limited to on-street or structured parking on a per-project basis
Placemaking Features	
Preserve Edge	See Appendix D: Preserve Edge
Street Frontages	See § 3.5.1 C. Sculpted Building Edge



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Development Standards & Key Features

- Streetwall Frontage
- Streetwall/Building Separation
- Build-To Line
- Sculpted Building Edge
- No Setback Requirement
- Pavilion Feature
- Preserve Edge 100' Setback
- Chula Vista Greenbelt
- Planned BRT Stop
- Pedestrian Bridge
- Property Line
- Proposed Rural Trail (UID)

Transects

- T-6: District Gateway
- T-5: Urban Core
- T-4: Town Center
- T-3: Campus Commons
- T-2: Campus Vistas
- T-1: Future Development
- SD: Lake Blocks
- SD: Flex Overlay

Sectors

- O-3: Pedestrian Walk
- O-2: Common Open Space
- O-1: Open Space

FIGURE 3I: T-1 FUTURE DEVELOPMENT REGULATING PLAN

Source: Ayers Saint Gross

Rancho Solano Preparatory School

3.4.8. SD: Lake Blocks

The Lake Blocks are located adjacent to Lower Otay Lake. The majority of the Lake Property is dedicated to Open Space Sectors or reserved as Preserved Edge buffer area. Development shall be limited to satellite academic uses for low-intensity or infrequent use. Key consideration factors include traffic generation, sewer capability, and thoughtful transitions to naturalized spaces.

A. Design Intent

The Lake Blocks character reflects the Lake-side setting. Site development will orient toward Lake and/or surrounding open space views. Development shall be undertaken with a limited physical and impact footprint.

B. Building Form

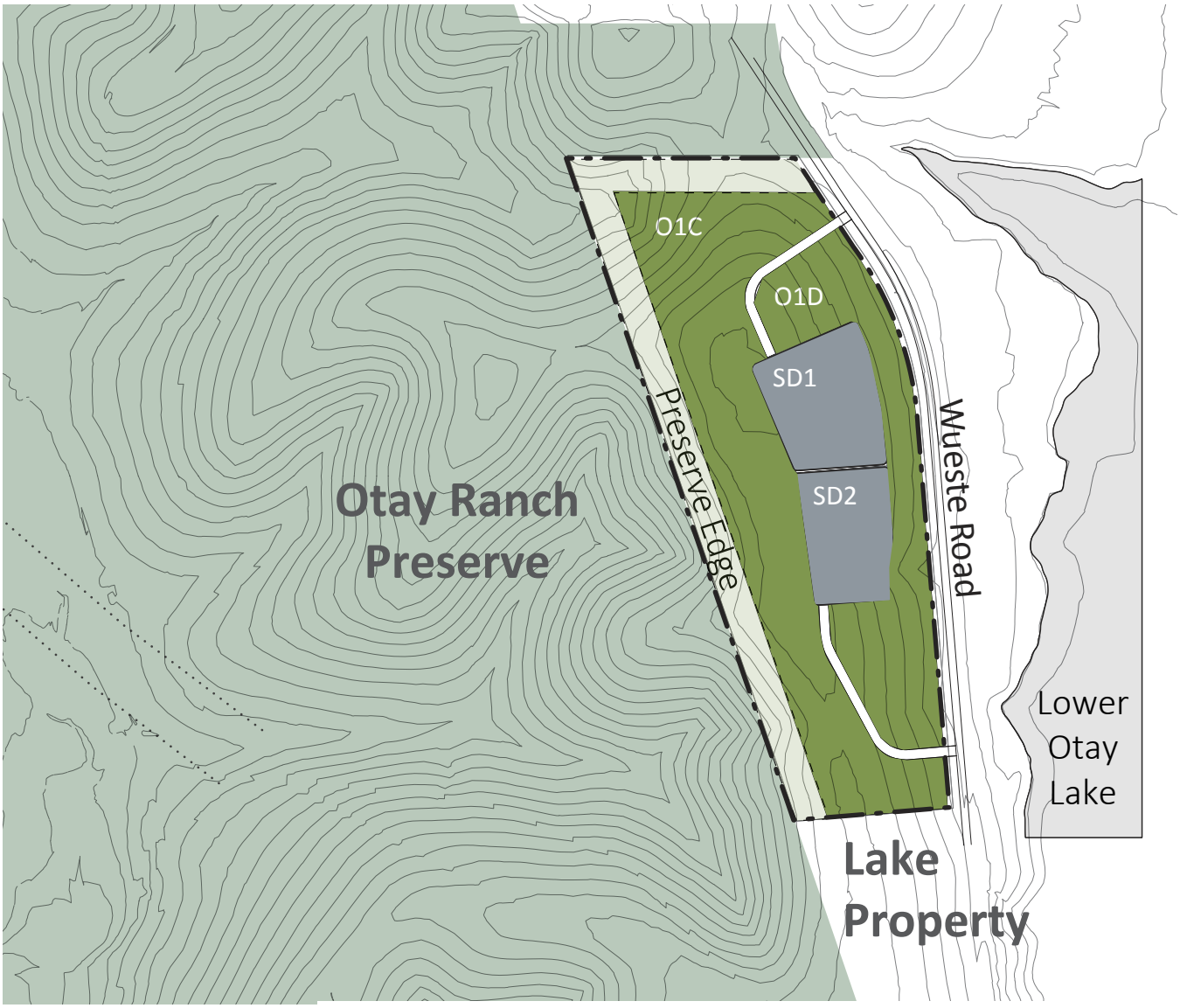
Building form and design are unique, reflecting the purpose and location of the site. Slope, access, and view considerations drive design of the built form.

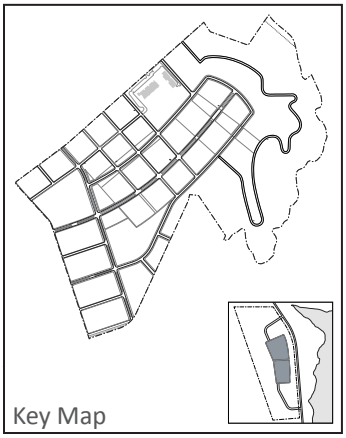
C. Streetscape & Pedestrian Realm

Access to the site is limited. Streetscapes utilize orientation and landscaping to increase the drama of the surrounding views. Parking shall be limited to the least amount necessary to service the use. Provide landscape and design features that tie the Lake Blocks thematically to the Main Campus Property.

Table 3H: SD-Lake Property Development Standards

Standard	Requirement
Maximum FAR	0.2
Maximum Development	47,600 GSF
Building Height	Minimum: none Maximum: 50’
Minimum Common Open Space	None
Setbacks	
Wueste Road Frontage	10 feet
Common Open Space	10 feet
Parking	Same as building setbacks
Placemaking Features	
Preserve Edge	See Appendix D: Preserve Edge





250' 500' 1000' 2000'

N

Development Standards & Key Features

- Streetwall Frontage
- Streetwall/Building Separation
- Build-To Line
- Sculpted Building Edge
- No Setback Requirement
- Pavilion Feature
- Preserve Edge 100' Setback
- Otay Ranch Preserve
- Planned BRT Stop
- Pedestrian Bridge
- Property Line

Transects

- T-6: District Gateway
- T-5: Urban Core
- T-4: Town Center
- T-3: Campus Commons
- T-2: Campus Vistas
- T-1: Future Development
- SD: Lake Blocks
- SD: Flex Overlay

Sectors

- O-3: Pedestrian Walk
- O-2: Common Open Space
- O-1: Open Space

Figure 3J: SD-Lake Property Regulating Plan